

WRIGHT & DALBIN

a r c h i t e c t s, i n c.

April 27th 2010

To: Mr. Victor Morrison-Vega, CBO
City of El Paso Development Services
2 Civic Center Plaza
El Paso Texas 79930

Re: BLD09-06322
Banquet Room Addition
2703 N Stanton
El Paso Texas 79902

Dear Mr. Morrison-Vega,

This letter is to request a written interpretation and a hearing for the Building Board of Appeals for building code compliance for the above referenced property as described below and as per attached drawings.

George Cisneros the Owner of Geogeske and Dane's restaurant intends on remodeling an existing space (formerly a dry clean pickup store) to use it as a banquet room to be serviced by each restaurant at different times. Geogeske is approximately 3,050 sq. ft. and Dane's is 3,845 sq. ft.; the new space is 1,040 sq. ft. Please refer to the attached floor plans for more detail.

This banquet room is to be used by one or the other restaurant but never by both facilities at the same time. The owner wants to use it for overflow for Geogeske during lunch and dinner and at times for special events like presentations from pharmaceutical companies to interested groups or other special event with food served from Dane's.

We are proposing the following up-grades to the existing space to comply with IBC 2003:

Separation walls between Geogeske and Dane's will be up-graded to provide for a 2-hour fire rated assembly. There will be an access door from the front of the building and emergency means of egress on each side through both restaurants in accordance with 1003.6 Continuous Uninterrupted and 1013.2: Exit access - egress through intervening spaces. This added room is considered an accessory area, is not a hazard use and the paths of egress to exit are discernible for both restaurant.

In addition the various path for egress from the new room to the exits do not exceed the 75 ft. maximum requirement (see attached floor plans). The aisle width for the various exit paths is in accordance with 1013.4 aisles: 36-inch wide minimum including proper distances (19-inch) for tables or any counter.

The door assembly will be 1.75-hour rated with required panic hardware.

We also want to express that all restaurant or bar areas seating spaces are well lighted, with ample space for seating, well defined aisles and exit ways and with direct views to the exterior from every seat with large storefronts a along the restaurants.

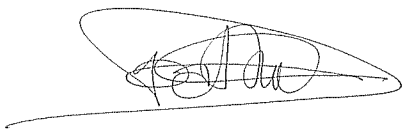
We believe that these building up-grades make this renovation code compliant and in accordance with Section 903.2.1.1 it does not require a fire sprinkler system.

Fire Department review is requiring fire sprinkler system as noted on the permit review document attached. I have discussed this with the fire department reviewers and Permit and Inspection department in March. I requested a meeting to discuss this issue with the Fire Chief and building officials. I understand that an inter-department meeting was held early April between Permit & Inspection and the Fire Department and that Chief Acosta has not changed is opinion. Although I have not received a formal letter, I understand that the Building Official will not override the Fire Department's position.

I therefore ask that our appeal be presented to the Building Board of Appeals as soon as possible.

Please contact me if you need any additional information.

Sincerely

A handwritten signature in black ink, appearing to read 'Frederic Dalbin', enclosed within a large, loopy oval shape.

Frederic Dalbin

Project Architect
Wright & Dalbin Architects Inc.

Attachments

CC: George Cisneros

File

